



Section 19.15.005—SINGLE-FAMILY RESIDENTIAL ZONES

PURPOSE AND INTENT: These zones implement the Low Density Residential Neighborhood and Moderate Density Residential Neighborhood Comprehensive Plan designations. The purpose of these zones is to establish areas in which a wide range of single-family housing opportunities can be provided, while preserving the character of the surrounding neighborhood and protecting environmentally sensitive areas. The intent is to provide a variety of attractive, well-designed housing choices that meet the needs of existing and future City residents.

ONLY THOSE USES LISTED ON THE FOLLOWING USE ZONE CHARTS MAY BE ALLOWED IN THE RS ZONES, SUBJECT TO MEETING ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE. THE FOLLOWING SPECIAL REGULATIONS APPLY TO ALL USES IN THE SINGLE-FAMILY RESIDENTIAL ZONES. BE SURE TO CHECK THE APPLICABLE USE ZONE CHART FOR ADDITIONAL REQUIREMENTS THAT PERTAIN TO SPECIFIC USES. WHERE A SPECIAL REGULATION BELOW CONFLICTS WITH A SPECIAL REGULATION IN A USE ZONE CHART FOR A SPECIFIC USE, THE USE ZONE CHART SHALL APPLY.

19.15.005.1: SPECIAL REGULATIONS:

- A. Repealed, Ord. 529, 2009

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
<div>RS Zones</div> <div>USE ↓</div>	REGULATIONS ↓	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.005.1 and Chapter 19.17, Miscellaneous Use, Development and Performance Standards)	
			Lot Area	SETBACKS		Lot Coverage					Height
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.005.2 Single Detached Dwelling Unit ⁽²⁾	None	See Spec. Regs. 1, 2 & 3	20'	5'	RS—A zone: 20% All other RS zones: 35%	RS-A zone: 20% RS-12,000 zone: 45% RS-7,200 zone: 70%	35'	A	2 spaces per unit	1. Minimum <i>lot area</i> per <i>dwelling unit</i> is: a. 1 acre in the RS-A zone. b. 12,000 s.f. in the RS-12,000 zone. c. 7,200 s.f. in the RS-7,200 zone. 2. One <i>single detached dwelling unit</i> may be built on a <i>lot</i> that has less than the stated minimum <i>lot area</i> . 3. No <i>lot</i> shall be created less than the minimum <i>lot area</i> except through the application of lot averaging. <i>Lot</i> averaging is permitted through a short plat, subdivision or <i>lot</i> line adjustment. However, no <i>lot</i> shall be created with an area less than 90 percent of the stated minimum <i>lot area</i> . [Ord. 484 . 1, 2008] 4. Chapter 19.17 contains regulations regarding home occupations, and other <i>accessory uses</i> , facilities and activities associated with this use.	
19.15.005.3 Family Day Care Home I and II Day Care Center	None	See Special Regulation 1								1. Must comply with requirements of the <i>primary use</i> . 2. <i>Family Day Care Home II and Day Care Center</i> : Must provide State certification of safe passenger loading area. 3. <i>Day Care Center</i> : Allowed only within a <i>religious facility</i> or <i>school</i> .	

⁽²⁾ Amended, Ord. 269, 1999

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<div>RS Zones</div> <div>USE ↓</div>	↓REGULATIONS	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.005.1 and Chapter 19.17, Miscellaneous Use, Development and Performance Standards)
			Lot Area	SETBACKS	Lot Coverage		Height			
				Front Setback	Interior Setback	Building Coverage				
19.15.005.4 <i>Public Park and Recreation Facilities</i>	Type 1, if less than 1 acre Type 2, otherwise	None. See Spec. Reg. 1	30' See Spec. Reg. 3	30' See Spec Reg 3	35%	RS-A zone: 20% RS-12,000 zone: 45% RS-7,200 zone: 70% [Ord. 313 §1, 2000]	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Marinas only allowed on public property in excess of two acres. 2. Lighting for <i>structures</i> and fields shall be directed away from <i>dwelling units</i> . 3. <i>Structures</i> shall maintain a 50-foot <i>setback</i> from <i>adjoining</i> lots containing <i>single detached dwelling units</i> . The Director may allow <i>structures</i> such as playground equipment, ball field backstops and tennis court fences closer than 50 feet if compatible with the surrounding neighborhood and traffic safety considerations.
19.15.005.5 <i>Cemetery</i>	Type 3	None	30'	30'	35%	RS-A zone: 20% RS-12,000 zone: 45% RS-7,200 zone: 70% [Ord. 313 §1, 2000]	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. <i>Columbarium or mausoleum structures</i> must be <i>setback</i> 100 feet minimum from <i>property lines adjoining residential zones</i> .

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			Lot Area	SETBACKS		Lot Coverage					Height
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19.15.005.6 <i>Community Residential Facility -</i> ¹⁽²⁾	Type 3	See Spec. Reg. 1	20'	5'	35%	RS-A zone: 20% RS-12,000 zone: 45% RS-7,200 zone: 70% [Ord. 313 §1, 2000]	35'	B	1 space for every 2 bedrooms	1. Minimum <i>lot area</i> per <i>dwelling unit</i> is: a. 1 acre in the RS-A zone. b. 12,000 s.f. in the RS-12,000 zone. c. 7,200 s.f. in the RS-7,200 zone.	
19.15.005.7 <i>Golf Course</i>	Type 3	None	30' See Spec. Reg. 1	30' See Spec Reg. 1	35%	RS-A zone: 20% RS-12,000 zone: 45% RS-7,200 zone: 70% [Ord. 313 §1, 2000]	35'	C	3 spaces per hole, plus 3 spaces per 1,000 s.f. of clubhouse facilities	1. <i>Structures</i> , driving ranges and lighted areas shall maintain a minimum distance of 50 feet from <i>property lines</i> adjoining <i>residential zones</i> .	

⁽²⁾ Amended, Ord. 269, 1999

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			Lot Area	SETBACKS		Lot Coverage					Height
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19.15.005.8 <i>Hatchery/Fish Preserve</i>	Type 3	None.	30'	30'	35%	RS-A zone: 20% RS-12,000 zone: 45% RS-7,200 zone: 70% [Ord. 313 §1, 2000]	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. This use may be further subject to the provisions of KCC Title 25, Shoreline Management Program.	
19.15.005.9 <i>Religious Facility</i>	Type 2	None	30'	30'	35%	RS-A zone: 20% RS-12,000 zone: 45% RS-7,200 zone: 70% [Ord. 313 §1, 2000]	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. <i>Accessory use</i> shall comply with the requirements for that use listed in this use zone chart (BMC 19.15.005).	

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19.15.005.10 <i>School</i>	Type 3	None	30'	30'	35%	RS-A zone: 20% RS-12,000 zone: 45% RS-7,200 zone: 70% [Ord. 313 §1, 2000]	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	
19.15.005.11 <i>Senior Citizen Assisted Dwelling Unit⁽²⁾</i>	Type 3	See Spec. Reg. 1	20'	5'	35%	RS-A zone: 20% RS-12,000 zone: 45% RS-7,200 zone: 70% [Ord. 313 §1, 2000]	35'	B	0.5 spaces per unit	1. Minimum <i>lot area</i> per <i>dwelling unit</i> is: a. 1 acre in the RS-A zone. b. 12,000 s.f. in the RS-12,000 zone. c. 7,200 s.f. in the RS-7,200 zone. 2. Conversion to another <i>use</i> is allowed, provided that all requirements for the new <i>use</i> are met, including density limitations.

⁽²⁾ Amended, Ord. 269, 1999

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19.15.005.12 <i>Essential Public Facility</i>	Type 3	Development standards shall be determined on a case-by-case basis through the Type 3 review process.							1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts. 2. Shall comply with criteria for siting found in the Burien Comprehensive Plan.	
19.15.005.13 <i>Community, Cultural or Government Facility</i>	Type 3	See Spec. Reg. 1	30'	30'	35%	RS-A zone: 20% RS-12,000 zone: 45% RS-7,200 zone: 70% [Ord. 313 §1, 2000]	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Minimum <i>lot area</i> for a <i>public agency training facility</i> is 35 acres.

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19.15.005.14 <i>Public Utility</i>	Type 3	None	30'	30'	35%	RS-A zone: 20% RS-12,000 zone: 45% RS-7,200 zone: 70% [Ord. 313 §1, 2000]	20' See Spec. Reg. 1	D	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. The City Council may approve <i>height</i> no greater than 35 feet if the <i>applicant</i> shows that no feasible alternative is available. 2. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.	
19.15.005.15 <i>Personal Wireless Service Facility</i> ⁽¹⁾	See Chapter 19.50										

(1) Amended, Ord. 265, 1999

Note: All landscape categories added by Ord. 293, 2000.